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| PHA 5-Year and Annual Plan | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 4/30/2011 |
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| 1.0 | PHA Information PHA Name: <u>Housing Authority of Mt. Sterling</u> PHA Code: <u>KY020</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u> | | | | | |
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>225</u> Number of HCV units: <u>N/A</u> | | | | | |
| 3.0 | Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only | | | | | |
| 4.0 | PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) | | | | | |
| | Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program | |
| | PHA 1: | | | | PH | HCV |
| | PHA 2: | | | | | |
| | PHA 3: | | | | | |
| 5.0 | 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. | | | | | |

5.1

Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

MISSION STATEMENTS

HOUSING AUTHORITY OF MT. STERLING, KY

1. The mission of the Housing Authority of Mt. Sterling is to promote adequate, affordable housing, economic opportunity, and a suitable living environment for the families we serve, without discrimination.
2. The Housing Authority of Mt. Sterling is committed to providing quality, affordable housing in a safe environment. Through partnerships with our residents and other groups we will provide opportunities for those we serve to become self-sufficient.
3. The mission of the Housing Authority of Mt. Sterling is to be the community's affordable housing of choice. We provide and maintain safe, quality housing in a cost-effective manner.
4. The Housing Authority of Mt. Sterling is committed to providing quality, affordable housing and services in an efficient manner.
5. The mission of the Housing Authority of Mt. Sterling is to serve the citizens of Mt. Sterling by:
 - Providing affordable housing opportunities in a safe environment.
 - Revitalizing and maintaining neighborhoods.
 - Forming effective partnerships to maximize social and economic opportunities.

The mission shall be accomplished by a fiscally responsible organization committed to excellence in public service.
6. Our mission is to provide quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services.
7. The mission of the Housing Authority of Mt. Sterling is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority of Mt. Sterling is committed to operating in an efficient, ethical, and professional manner. The Housing Authority of Mt. Sterling will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.
8. The mission of the Housing Authority of Mt. Sterling is to be the leader in making excellent affordable housing available for low and moderate-income persons through effective management and the wise stewardship of public funds. We will also partner with our residents and others to enhance the quality of life in our communities.
9. The Housing Authority of Mt. Sterling is committed to excellence in offering quality affordable housing options and opportunities for the residents of Mt. Sterling.

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

GOALS AND OBJECTIVES

MANAGEMENT ISSUES

Goals

1. Manage the Housing Authority of Mt. Sterling's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.
2. Manage the Housing Authority of Mt. Sterling in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Objectives

1. HUD shall recognize the Housing Authority of Mt. Sterling as a high performer by December 31, 2010 and throughout all the years of the planning period.
2. The Housing Authority of Mt. Sterling shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a three-month wait for housing by December 31, 2010 and throughout all the years of the planning period.
3. By December 31, 2010, and throughout all the years of the planning period. the Housing Authority of Mt. Sterling shall have a waiting list of sufficient size so we can fill our public housing units within 21 days of them becoming vacant.
4. The Housing Authority of Mt. Sterling shall increase the percentage of rents collected from 96% to 99% by December 31, 2010, and throughout all the years of the planning period.
5. The Housing Authority of Mt. Sterling shall achieve and sustain an occupancy rate of 98% by December 31, 2010, and throughout all the years of the planning period.
6. The Housing Authority of Mt. Sterling shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

EXPANSION OF THE STOCK ISSUES

Goals

1. Adapt the Housing Authority of Mt. Sterling's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.

2. Assist our community increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

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| 6.0 | <p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>Five Year Capital Fund Action Plan</u></p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>6.0 PHA Plan Elements: The Housing Authority has all Plan Elements listed below are readily available to the public and can be seen at:</p> <p><u>Central Office of the Housing Authority</u> <u>335 Barnard Avenue</u> <u>Mt. Sterling, KY 40353</u></p> <p>1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:</p> <p>Admissions and Continued Occupancy Policy and Procedures. (ACOP)</p> <p>2. Financial Resources:</p> <p>Audit Report: FYE 12/31/2008</p> <p>3. Rent Determinations:</p> <p>Admissions and Continued Occupancy Policy and Procedures. (ACOP)</p> <p>4. Operation and Management:</p> <p>5. Grievance Procedures:</p> <p>6. Designated Housing for Elderly and Disabled Families:</p> <p>7. Community Service and Self-Sufficiency:</p> <p>8. Safety and Crime Prevention:</p> <p>9. Pets:</p> <p>Pet Policy of the Housing Authority of Mt. Sterling</p> <p>10. Civil Rights Certification:</p> <p>11. Fiscal Year Audit:</p> <p>12. Asset Management:</p> <p>13. Violence Against Women Act (VAWA):</p> |
| 7.0 | <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><u>NOT APPLICABLE</u></p> |
| 8.0 | <p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> |
| 8.1 | <p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><u>ATTACHED</u></p> |
| 8.2 | <p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> |

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| 8.3 | <p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p><u>NOT APPLICABLE</u></p> |
| 9.0 | <p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> |
| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>We will continue to operate the Housing Authority over the five-year planning period in the same effective and cost efficient manner that we have in the past all within applicable Federal, State and local laws, rules, regulations and policies. We will address local housing needs within the context of the above stated Mission Statement and Goals and Objectives and as identified in the Consolidated Plan of the Commonwealth of Kentucky.</p> |
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <u>The Housing Authority has made significant progress in meeting its Mission and Goals.</u></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <u>No significant amendment or substantial deviation/modification planned.</u></p> <p><u>Definition of Significant Amendment or Modification:</u> The Housing Authority of Mt. Sterling has determined that significant amendment or modification includes the following:</p> <ul style="list-style-type: none"> a. The addition of any non-emergency work item(s) that are not currently included in the current Annual Statement or in the Five-Year Plan of the Authority; b. Any change in the use of replacement funds under the Capital Fund; c. Any change with regard to demolition or disposition, unit designation, homeownership program, or conversion activities. <p>Exceptions to this definition will be made for any of the above that are adopted to reflect changes in HUD requirements.</p> |
| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) |

**PROGRESS NARRATIVE FOR THE HOUSING AUTHORITY OF MT. STERLING IN
MEETING GOALS AND OBJECTIVES OUTLINED IN THE FY 2005-2009 FIVE-YEAR
PLAN**

Management Issues:

Goals:

1. Manage the Housing Authority of Mt. Sterling's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Goal has been met or exceeded.

2. Manage the Housing Authority of Mt. Sterling in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Goal has been met or exceeded.

Objectives:

1. HUD shall recognize the Housing Authority of Mt. Sterling as a high performer by December 31, 2009. **Objective has not been met. This has been primarily to points lost due to higher than acceptable unit turnover. However this agency has made significant improvement in this area. From January 1, 2009 through May, 2009 our average unit turnover time was 38 days. Aware that this was unacceptable the senior staff of the Housing Authority implemented changes that have resulted in an average unit turnover time of just over 17 days. We anticipate to achieve High Performer during the next assessment period.**
2. The Housing Authority of Mt. Sterling shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a three-month wait for housing by December 31, 2009. **Objective has been met.**
3. By December 31, 2009, the Housing Authority of Mt. Sterling shall have a waiting list of sufficient size so we can fill our public housing units within 21 days of them becoming vacant. **Objective has been met.**
4. The Housing Authority of Mt. Sterling shall increase the percentage of rents collected from 95% to 98% by December 31, 2009. **Objective has been met.**
5. The Housing Authority of Mt. Sterling shall achieve and sustain an occupancy rate of 97% by December 31, 2009. **We have maintained an occupancy rate at or above 97% for the past 12 months. We anticipate this will continue.**
6. The Housing Authority of Mt. Sterling shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and

fiscally prudent leader in the affordable housing industry. **Objective has been met or exceeded. Staff has been employed for an average of over 20 years and receive extensive training in the various aspects of public housing management and operation and all phases of public housing maintenance.**

7. The Housing Authority of Mt. Sterling shall implement its asset management plan no later than December 31, 2009. **Objective has not been met.**

EXPANSION OF THE STOCK ISSUES

Goals

1. Adapt the Housing Authority of Mt. Sterling's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.

Goal has been met.

2. Assist our community increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

Goal has been met.

Objectives

1. The Housing Authority of Mt. Sterling shall assist five (5) families move from renting to homeownership by December 31, 2009. **This objective has been met or exceeded. Since 2005 a total of nine (9) former residents have moved from public housing to homeownership.**
2. The Housing Authority of Mt. Sterling shall develop four (4) units of housing for people with special needs by December 31, 2009. **Objective was abandoned due to fiscal restraints and lack of staff capacity.**
3. The Housing Authority of Mt. Sterling shall build or acquire two (2) units for conversion to homeownership by December 31, 2009. **Objective was abandoned due to fiscal restraints and physical limitations of the properties owned by the Housing Authority of Mt. Sterling.**
4. Locate at least two partners, non-profit or for-profit, locally or nationally-based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for this target group. **Objective was abandoned due to fiscal restraints and physical limitations of the properties owned by the Housing Authority of Mt. Sterling.**

MARKETABILITY ISSUES

Goals

1. Enhance the marketability of the Housing Authority of Mt. Sterling's public housing units. **By utilizing our Capital Fund Program funds we have made many improvements in our physical plant to make our units more attractive and therefore more marketable. Since 2005 we have upgraded HVAC systems in all our developments and all units now have or soon will have central air conditioning. In addition, the establishment of flat rents made our units more attractive to those applicants who work. We have met or exceeded this goal.**
2. Make public housing the affordable housing of choice for the very low-income residents of our community. **Primarily the establishment of flat rents and the overall reputation of the agency for providing decent, safe and affordable housing has made the Housing Authority of Mt. Sterling the most viable alternative more providing decent, safe and affordable housing for low income citizens in the community. We have for many years provided housing units for local law enforcement officers at a reduced rent in exchange for a police presence in each development. This goal has been met or exceeded by the agency.**

Objectives

1. The Housing Authority of Mt. Sterling shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System. **This objective has been met or exceeded as evidenced by our most recent scores in the Resident Assessment Subsystem (RASS).**
2. The Housing Authority of Mt. Sterling shall remove all graffiti within 24 hours of discovering it by December 31, 2009. **This objective has been met or exceeded in every case where the graffiti was reported or observed by staff. Graffiti has become a very minimal problem at the Housing Authority of Mt. Sterling. We have not had one report of graffiti in several years.**
3. The Housing Authority of Mt. Sterling shall achieve proper curb appeal for its public housing developments by improving it's landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2009. **This objective has been met with the establishment of a Trash and Litter Policy and Housekeeping Standards which are strictly enforced. In addition, the Housing Authority continues to make improvements to both it's dwelling units and the common spaces of it's various developments in order to increase curb appeal.**
4. The Housing Authority of Mt. Sterling shall become a more customer-oriented organization. **This objective has been met or exceeded by this agency as can be evidenced through scores received in the Resident Assessment Subsystem.**

SECURITY ISSUES

Goals

1. Provide a safe and secure environment in the Housing Authority of Mt. Sterling's public housing developments. **This goal has been met or exceeded through a combination of**

activity funded under the HUD Public Housing Drug Elimination Program (PHDEP) and the Capital Fund Program (CFP). Under the PHDEP program we funded five years of foot and bicycle patrolling in our neighborhoods. While this program is no longer funded we have established a reputation as an authority that has zero tolerance for any type of criminal activity. We currently provide housing for police officers at reduced rent in exchange for an ongoing and permanent police presence. This presence is more than worth the time and money since it provides around the clock law enforcement presence. Under the CFP program we have installed security fencing and additional security lighting in all our developments. Finally we have strictly enforced all lease provisions including the use of eviction to remove those who engage in criminal activity in our neighborhoods.

2. Improve resident and community perception of safety and security in the Housing Authority of Mt. Sterling's public housing developments. **We have met or exceeded this goal as evidenced from the results we received on the Resident survey instrument that is part of the PHDEP program. In every case our residents stated that they feel safe in all of our public housing neighborhoods. Even though the PHDEP program was terminated we have maintained a working agreement with local law enforcement and the result is a very positive perception of the safety and security of our neighborhoods. The presence of on-site police officers also helps greatly. We have had no complaints of residents not feeling safe for many years.**

Objective

1. The Housing Authority shall reduce crime in its developments by 50% by December 31, 2009. **This objective has exceeded this goal for all classifications of crime with the exception of drug related criminal activity. However, while the incidents of drug related criminal activity has increased so has the number of arrests and convictions for drug related criminal activity in public housing neighborhoods. There has likewise been a significant increase in evictions for drug related criminal activity.**
2. The Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2009. **This objective has been exceeded and documented by local law enforcement. They state that police response has dropped dramatically in public housing developments over the past five (5) years. Calls for serious criminal activity has dropped to nearly zero with the majority of calls for police response being for domestic disturbances and domestic violence.**
3. The Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem. **This objective has been met through entering into an agreement with local law enforcement which outlines efforts by both the police department and the PHA in reducing crime in our developments. This agreement includes providing housing for police officers at a reduced rent in exchange for a significantly increased police presence.**

4. The Housing Authority shall reduce its evictions due to violations of criminal laws by 25% by December 31, 2009, through aggressive screening procedures. **This objective has not been met due primarily to the increase in evictions for drug related criminal activity. Like many communities we have seen an increase in illegal drug activity especially in the area of prescription drugs being brought in from Florida. We are working hand in hand with local law enforcement to identify and remove these offenders from our public housing neighborhoods.**
5. The Housing Authority shall attract 5 police officers to live in its developments by December 31, 2009. **This objective has been met. We are approved for five (5) on-site police officers we currently have only five (5), one (1) each in our various developments. This number is currently adequate in that other police officers, both city police and from the Montgomery County Sheriff's Department have made themselves available for assistance. In addition, at any time police respond to any call within any public housing neighborhood a Police Response Report is faxed to the Executive Director for follow up action.**

MAINTENANCE ISSUES

Goals

1. Maintain the Housing Authority of Mt. Sterling's real estate in a decent, safe and sanitary condition. **The Housing Authority has exceeded this goal through an intensive and comprehensive maintenance program and through the wise use of the Capital Fund Program. In spite the age of many of our units (some over 50 years old) we are maintaining all units in a decent, safe and sanitary conditions. Recent annual unit inspections as well as REAC inspection made in April, 2009, have shown all currently meet or exceed HQS. Our most recent REAC score was 96.**
2. Deliver timely and high quality maintenance service to the residents of the Housing Authority of Mt. Sterling. **The Housing Authority of Mt. Sterling has met this goal in that all emergency work orders are responded to and completed in less than 1 hour while routine work orders are all completed in under 2 calendar days.**

Objectives

1. The Housing Authority of Mt. Sterling shall have all of its units in compliance with the Housing Code by December 31, 2009. **The Housing Authority has met this objective as evidence through the annual unit inspection process.**
2. The Housing Authority of Mt. Sterling shall revise and update it's Preventative Maintenance plan by December 31, 2009. **The Preventive Maintenance Plan is reviewed annually and updated/revised as required. This is done annually in September by the Executive Director and the Maintenance Supervisor.**
3. The Housing Authority of Mt. Sterling shall create an appealing, up-to-date environment in its developments by December 31, 2009. **This objective has been**

met and is an ongoing process through routine and preventive maintenance as well as through capital improvements funded under the Capital Fund Program.

4. The Housing Authority of Mt. Sterling shall achieve and maintain an average response time of one (1) hour in responding to emergency work orders by December 31, 2009. **This objective has been met as documented in emergency work order reports.**
5. The Housing Authority of Mt. Sterling shall achieve and maintain an average response time of two (2) days in responding to routine work orders by December 31, 2009. **This objective has been met as documented in routine and other non-emergency work order reports.**

EQUAL OPPORTUNITY ISSUES

Goals

1. Use the resident-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration. **There are no low-income and/or minority concentrations of residents in our public housing developments. The Housing Authority of Mt. Sterling has a mix of incomes in all of its developments. The Housing Authority of Mt. Sterling has met this goal.**
2. Operate the Housing Authority of Mt. Sterling in full compliance with all Equal Opportunity laws and regulations. **The Housing Authority has met this goal and is required by law to do so. This is reflected in all plans and policies of the Housing Authority of Mt. Sterling.**
3. The Housing Authority of Mt. Sterling shall ensure equal treatment of all applicants, residents, employees, and vendors. **The Housing Authority has met this goal and is required by law to do so. This is reflected in all plans and policies of the Housing Authority of Mt. Sterling.**

Objectives

1. The Housing Authority of Mt. Sterling shall mix its public housing development populations as much as possible ethnically, racially, and income wise as much as possible. **This has always been the policy of the Housing Authority of Mt. Sterling and continues to be accomplished through the policies of the Authority. This objective has been met by the Housing Authority.**
2. The Housing Authority of Mt. Sterling shall achieve its Section 3 goals that it establishes annually. **This objective has not been met on a regular basis but our efforts will continue to achieve this objective especially in light of HUD's recent increased efforts in this regard.**

FISCAL RESPONSIBILITY ISSUES

Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices. **The Housing Authority has met all applicable standards and regulations as evidence in the results of our annual agency financial audit. The most recent audit for FYE 12/31/2008 contained no findings.**
2. Reduce dependency on federal funding. **We continue to work to reduce the amount of federal funding we receive. An example is when we lost the PHDEP program we continued maintaining a community policing presence through the provision of dwelling units for police officers at a reduced rent in exchange for their assistance in reducing or eliminating crime in our neighborhoods. In addition, we are utilizing over \$100,000 of operating reserves to finance the construction of a new central office.**

Objectives

1. The Housing Authority of Mt. Sterling shall operate so that income exceeds expenses every year. **The Housing Authority of Mt. Sterling has met this objective when taking into consideration that income also includes HUD subsidy.**
2. The Housing Authority of Mt. Sterling shall continue its effective anti-fraud program by December 31, 2009. **The Housing Authority of Mt. Sterling has met this objective though the adoption of an effective Anti-Fraud Policy that is strictly enforced by the management of the Housing Authority of Mt. Sterling.**
3. The Housing Authority of Mt. Sterling shall maintain its operating reserves of at least \$250,000.00 between now and December 31, 2009. **The Housing Authority of Mt. Sterling has exceeded this objective by a considerable amount. The operating reserve account balance at the end of FY 2008 was over \$750,000.**
4. The Housing Authority of Mt. Sterling shall maintain its current level of operating costs for three (3) years despite inflation. **The Housing Authority of Mt. Sterling has met this objective in that the increase in operating expense has increased at a rate less than the inflation rate for that same three year period.**
5. The Housing Authority of Mt. Sterling will reduce its dependence on HUD by raising \$20,000.00 from non-HUD sources by December 31, 2009. **The Housing Authority of Mt. Sterling has exceeded this objective by a considerable amount. During the planning period the Housing Authority of Mt. Sterling was able to realize a total of \$37,937.00 from non-HUD and non dwelling rental sources.**
6. The Housing Authority of Mt. Sterling shall raise funds from two (2) non-HUD sources by December 31, 2009. **The Housing Authority of Mt. Sterling has not met this objective in earning other income from two (2) non-HUD sources.**

PUBLIC IMAGE ISSUES

Goals

1. Enhance the image of public housing in our community. **The Housing Authority of Mt. Sterling has done a great deal in this regard. Besides the physical improvements to increase marketability and the efforts to reduce criminal activity the management of the Housing Authority of Mt. Sterling has increased involvement in community programs to make a presence as a viable and integral part of the community. The Housing Authority of Mt. Sterling is currently or has been involved in the past on some level in the following endeavors: D.A.R.E.; Community Youth Sports Programs ; Kentucky Special Olympics; Mary Chiles Hospital Foundation; Project Graduation Drug and Alcohol Free After Prom Program; Montgomery County Council for the Arts; Montgomery County Educational Foundation; American Red Cross; Presbyterian Post Free Clinic; GED on TV program; Kentucky Association of Retarded Citizens (ARC); Montgomery County Habitat for Humanity; Montgomery County Sheriff's Department Drug Dog Program; Montgomery County E.Y.E.S. Youth Summit; American Muscular Dystrophy Association; The American Cancer Society; the American Heart Association; After School Tutoring Program for which the Housing Authority has been recognized by the Kentucky Out-of-School Alliance.**

Objectives

1. The Housing Authority shall ensure that there are at least two (2) positive stories a year in the local media about the Housing Authority of Mt. Sterling or one of its residents. **The Housing Authority of Mt. Sterling has met this objective.**
2. The Housing Authority of Mt. Sterling shall implement an outreach program to inform the community of what good managers of the public's dollars the Housing Authority is by December 31, 2009. **The Housing Authority of Mt. Sterling has not met this objective through a formal outreach program but the general attitude in the community about public housing in Mt. Sterling is very good. We have discovered that a satisfied customer base and good word of mouth advertising by former residents works very well in this regard.**

SUPPORTIVE SERVICE ISSUES

Goals

1. Improve access of public housing residents to services that support economic opportunity and quality of life. **The Housing Authority of Mt. Sterling has met this goal.**
2. Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing. **The Housing Authority of Mt. Sterling has met this goal.**

Objectives

1. The Housing Authority of Mt. Sterling will implement one (1) new partnerships in order to enhance services to our residents by December 31, 2009. **The Housing Authority of Mt. Sterling has done a great deal in this regard. Besides the physical improvements to increase marketability and the efforts to reduce criminal activity the management of the Housing Authority of Mt. Sterling has increased involvement in community programs to make a presence as a viable and integral part of the community. The Housing Authority of Mt. Sterling is currently or has been involved in the past on some level in the following endeavors: D.A.R.E.; Community Youth Sports Programs ; Kentucky Special Olympics; Mary Chiles Hospital Foundation; Project Graduation Drug and Alcohol Free After Prom Program; Montgomery County Council for the Arts; Montgomery County Educational Foundation; American Red Cross; Presbyterian Post Free Clinic; GED on TV program; Kentucky Association of Retarded Citizens (ARC); Montgomery County Habitat for Humanity; Montgomery County Sheriff's Department Drug Dog Program; Montgomery County E.Y.E.S. Youth Summit; American Muscular Dystrophy Association; The American Cancer Society; the American Heart Association; After School Tutoring Program for which the Housing Authority has been recognized by the Kentucky Out-of-School Alliance. In addition the Housing Authority has worked with the local Community Development Agency to make available home ownership opportunities through the various low income housing programs available. The Housing Authority is a strong supporter of education a the primary way to achieve economic freedom and thus reach a point where a family can leave public housing. To this end the Housing Authority has a standing offer to all residents who have not finished high school. Take the GED test and we will reimburse the \$40.00 testing fee. Several residents have availed themselves of this opportunity. All opportunities available to the residents are regularly published in the monthly newsletter . Every resident receives *The Housing News* each month. This has proven to be a very valuable way to reach our residents with important news and information that affects their lives as resident of public housing.**
2. All Housing Authority of Mt. Sterling residents will get off TANF in their allotted time period without a penalty. **This objective has not been met.**
3. The Housing Authority of Mt. Sterling shall ensure that at least one (1) supportive service opportunity is present for every public housing resident by December 31, 2009. **This objective has been met.**
4. The Housing Authority of Mt. Sterling shall have effective, fully functioning resident organization. **This objective has been met though we continue to have great difficulty in getting residents to serve.**
5. The Housing Authority of Mt. Sterling shall assist 10 families voluntarily move from assisted to unassisted housing by December 31, 2009. **This objective has been met and exceeded with an annual average of over 15 families moving from assisted to unassisted housing.**

6. The Housing Authority of Mt. Sterling, working with its partners, shall ensure that 50% of its TANF residents are working or engaged in job training by December 31, 2009.
This objective has been met.

IN ADDITION, PURSUANT TO PIH NOTICE 2008-41 PLEASE NOTE THAT THE HOUSING AUTHORITY OF MT. STERLING HAS IMPLEMENTED THE FOLLOWING REGARDING THE VIOLENCE AGAINST WOMEN ACT (VAWA) BY BOARD OF COMMISSIONERS RESOLUTION FEBRUARY 26, 2007.

On a motion by, Lurie Wills, seconded by, James Tipton, and all members present voting "AYE", the following Resolution was adopted:

**RESOLUTION 002-07
APPROVING REVISION TO ACOP REGARDING
VIOLENCE AGAINST WOMEN ACT (VAWA)**

WHEREAS, The United States Congress has passed the Violence Against Women Act (VAWA) (Public Law 109-162) and therein has directed all Public Housing Authorities to implement all provisions of said Act, and

WHEREAS, It is the desire of the Board of Commissioners of the Housing Authority of Mt. Sterling to fully comply with all applicable provisions of the VAWA

NOW THEREFORE, BE IT RESOLVED, the following changes must be made to the Admissions and Continued Occupancy Policy (ACOP) of the Housing Authority as follows:

**NOTICE OF ADOPTED CHANGES TO ADMISSIONS AND CONTINUED OCCUPANCY
POLICY AND PROCEDURES OF THE HOUSING AUTHORITY OF MT. STERLING, KY:**

The following changes to the Admissions and Continued Occupancy Policy and Procedures have been approved by the Board of Commissioners of the Housing Authority of Mt. Sterling. Federal law requires that they become effective immediately; therefore, there is no comment period. The changes are entirely favorable to residents.

Section 4.3 of the ACOPP relating to tenant selection/suitability is amended by adding the following:

No applicant for public housing who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

Section 17.2 of the ACOPP relating to lease terminations is amended by adding the following:

An incident or incidents or actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

The Housing Authority of Mt. Sterling may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to

family members or others without terminating the assistance or evicting victimized lawful occupants.

The Housing Authority Of Mt. Sterling may honor court orders regarding the rights of access or control of the property, including EPO's, DVO's, and other orders issued to protect the victim and disused to address the distribution or possession of property among household members where the family "breaks up."

There is no limitation on the ability of the Housing Authority Of Mt. Sterling to evict for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims.

There is no prohibition on the Housing Authority Of Mt. Sterling evicting if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) tenancy is not terminated."

Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

The Housing Authority Of Mt. Sterling may require certification by the victim of victim status on such forms as the Housing Authority Of Mt. Sterling and/or HUD shall prescribe or approve.

Definitions

The same definitions of "domestic violence," "dating violence," and "stalking," and of "immediate family member" are provided in Sections 606 and 607. While definitions of domestic and dating violence refer to standard definitions in the Violence Against Women Act, the definition of stalking provided in Title VI is specific to the housing provisions.

These are:

1. **Domestic Violence** – [as defined in Section 40002 of VAWA 1994] which states as follows: SEC 40002(a)(6) – "DOMESTIC VIOLENCE - The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

2. **Dating Violence** – [as defined in Section 40002 of VAWA 1994] which states as follows: SEC 40002(a)(8) – "DATING VIOLENCE- The term 'dating violence' means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a

consideration of the following factors:

- (i) The length of the relationship.
- (ii) The type of relationship.
- (iii) The frequency of interaction between the persons involved in the relationship.”

3. **Stalking** – “means -

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person; ...”

4. **Immediate Family Member** - “means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.”

**RESOLUTION 003-07
APPROVING POLICY REGARDING
VIOLENCE AGAINST WOMEN ACT (VAWA)**

WHEREAS, The United States Congress has passed the Violence Against Women Act (VAWA) (Public Law 109-162) and therein has directed all Public Housing Authorities to implement all provisions of said Act, and

WHEREAS, It is the desire of the Board of Commissioners of the Housing Authority of Mt. Sterling to fully comply with all applicable provisions of the VAWA

NOW THEREFORE, BE IT RESOLVED, the following policy be adopted by the Commissioners of the Housing Authority:

**HOUSING AUTHORITY OF MT. STERLING
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

II.

III.

IV.

I. PURPOSE AND APPLICABILITY

- V. THE PURPOSE OF THIS POLICY (HEREIN CALLED “POLICY”) IS TO IMPLEMENT THE APPLICABLE PROVISIONS OF THE VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005 (PUB. L. 109-162) AND MORE GENERALLY TO SET FORTH THE HOUSING AUTHORITY OF MT. STERLING’S POLICIES AND PROCEDURES REGARDING DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING, AS HEREINAFTER DEFINED.

This Policy shall be applicable to the administration by the Housing Authority of Mt. Sterling of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

VI. II. GOALS AND OBJECTIVES

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the Housing Authority of Mt. Sterling;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the Housing Authority of Mt. Sterling, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the Housing Authority Of Mt. Sterling; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the Housing Authority of Mt. Sterling.

III. Other Housing Authority Of Mt. Sterling Policies and Procedures

This Policy shall be referenced in and attached to the Housing Authority of Mt. Sterling's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of the Housing Authority of Mt. Sterling's Admissions and Continued Occupancy Policy. The Housing Authority of Mt. Sterling's annual public housing agency plan shall also contain information concerning the Housing Authority's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of the Housing Authority of Mt. Sterling, the provisions of this Policy shall prevail.

VII. IV. DEFINITIONS

As used in this Policy:

- A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."
- B. *Dating Violence* – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.
 - (iii) The frequency of interaction between the persons involved in the relationship.

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

VIII. V. ADMISSIONS AND SCREENING

A. *Non-Denial of Assistance*. The Housing Authority of Mt. Sterling will not deny admission to public housing to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

B. *Admissions Preference*. Applicants for housing assistance from the Housing Authority of Mt. Sterling will not receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking]. However, staff will make every effort to house the applicant as quickly as possible upon verification of all applicant information.

C. *Mitigation of Disqualifying Information*. When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, the Housing Authority of Mt. Sterling, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, the Housing Authority of Mt. Sterling shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. The Housing Authority of Mt. Sterling will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

IX. VI. TERMINATION OF TENANCY OR ASSISTANCE

A. *VAWA Protections.* Under VAWA, public housing residents have the following specific protections, which will be observed by the Housing Authority of Mt. Sterling:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by the Housing Authority of Mt. Sterling as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of the Housing Authority of Mt. Sterling to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, the Housing Authority of Mt. Sterling may not apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of The Housing Authority of Mt. Sterling to evict or terminate from assistance any tenant or lawful applicant if the Housing Authority of Mt. Sterling, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, the Housing Authority of Mt. Sterling may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the Housing Authority of Mt. Sterling. Leases used for all public housing operated by the Housing Authority of Mt. Sterling and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by the Housing Authority of Mt. Sterling, shall contain provisions setting forth the substance of this paragraph.

A. *Requirement for Verification.* The law allows, but does not require, the Housing Authority of Mt. Sterling to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the Housing Authority of Mt. Sterling shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by The Housing Authority of Mt. Sterling.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to the Housing Authority of Mt. Sterling or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to the Housing Authority of Mt. Sterling documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
3. *Police or court record* – by providing to the Housing Authority of Mt. Sterling a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the Housing Authority of Mt. Sterling to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

Waiver of verification requirement. The Executive Director of the Housing Authority of Mt. Sterling, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the

Executive Director. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to the Housing Authority of Mt. Sterling in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by the Housing Authority of Mt. Sterling shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

VIII. Transfer to New Residence

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, the Housing Authority of Mt. Sterling will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. *Action on applications.* the Housing Authority of Mt. Sterling will act upon such an application in no more than five (5) business days.

C. *No right to transfer.* the Housing Authority of Mt. Sterling will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, the decision to grant or refuse to grant a transfer shall lie within the sole discretion of the Housing Authority of Mt. Sterling, and this policy does not create any right on the part of any applicant to be granted a transfer.

D. *Family rent obligations.* If a family occupying the Housing Authority of Mt. Sterling public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by the Housing Authority of Mt.

Sterling. In cases where The Housing Authority Of Mt. Sterling determines that the family's decision to move was reasonable under the circumstances, the Housing Authority may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

X. Court Orders/Family Break-up

A. *Court orders.* It is the Housing Authority of Mt. Sterling's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by the Housing Authority and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other Housing Authority of Mt. Sterling policies regarding family break-up are contained in the Housing Authority of Mt. Sterling's Public Housing Admissions and Continuing Occupancy Plan (ACOP).

X. XI. RELATIONSHIPS WITH SERVICE PROVIDERS

It is the policy of the Housing Authority of Mt. Sterling to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If the Housing Authority of Mt. Sterling staff become aware that an individual assisted by the Housing Authority is a victim of domestic violence, dating violence or stalking, the Housing Authority will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the Housing Authority of Mt. Sterling either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. The Housing Authority of Mt. Sterling's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which the Housing Authority has referral or other cooperative relationships.

XI. XII. NOTIFICATION

The Housing Authority of Mt. Sterling shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XII.

XIII. XIII. RELATIONSHIP WITH OTHER APPLICABLE LAWS

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV.

XV. XIV. AMENDMENT

This policy may be amended from time to time by the Housing Authority of Mt. Sterling as approved by the Housing Authority of Mt. Sterling Board of Commissioners.

On a motion by, Lurie Wills, seconded by, James Tipton, and all members present voting "AYE", the following Resolution was adopted:

RESOLUTION 004-07
APPROVING DWELLING LEASE REVISIONS REGARDING
VIOLENCE AGAINST WOMEN ACT (VAWA)

WHEREAS, The United States Congress has passed the Violence Against Women Act (VAWA) (Public Law 109-162) and therein has directed all Public Housing Authorities to implement all provisions of said Act, and

WHEREAS, It is the desire of the Board of Commissioners of the Housing Authority of Mt. Sterling to fully comply with all applicable provisions of the VAWA

NOW THEREFORE, BE IT RESOLVED, the following revisions to the Public Housing Dwelling Lease be adopted by the Commissioners of the Housing Authority:

NOTICE OF CHANGES TO LEASE TERMS

VAWA 2006 Lease Provisions

Housing Authority of Mt. Sterling

Your lease has been modified by the Board of Commissioners of the Housing Authority of Mt. Sterling who have adopted the language set out below. You will be required to sign a lease amendment at your next recertification. Federal law requires that these changes be made effective immediately, therefore, there is no comment period, AND THE CHANGES APPLY EVEN IF YOU HAVE NOT SIGNED THE LEASE AMENDMENT. These changes are entirely favorable to the resident. These changes do not change long standing Housing Authority Of Mt. Sterling policy. Specific terms are defined in the Admissions and Continued Occupancy Policy (ACOP), which has also been amended.

If a member of the tenant's household, or their guest or other person under their control engages in criminal activity directly relating to domestic violence, dating violence, or stalking, such conduct shall not be cause for termination of the lease or occupancy rights, of the victim, if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence or stalking

One or more incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy or occupancy right of the victim of such violence.

Nothing in this lease revision prohibits the Housing Authority Of Mt. Sterling from evicting the member of the household who has engaged in actual or threatened actions of domestic violence, dating violence, or stalking.

A resident who claims as a defense to an eviction action that the eviction action is brought because of criminal activity directly relating to domestic violence, dating violence or stalking, must provide a written certification in a form provided by the Housing Authority Of Mt. Sterling or substantially similar thereto, that they are a victim of domestic violence, dating violence, or stalking, and that the incident or incidents which are the subject of the eviction notice are bona fide incidents of actual or threatened abuse. This written certification must be provided within fourteen days after the Housing Authority Of Mt. Sterling requests the certification in writing, which may be the date of the termination of lease letter. It may also be the date of any other written communication from the Housing Authority Of Mt. Sterling stating that the tenant is subject to eviction due to the incident which the tenant then wishes to allege was a bona fide instance of actual or threatened abuse. The certification requirement may be complied with by completing the certification form which is available from the Housing Authority Of Mt. Sterling office. Information provided in the certification form shall be retained in confidence, shall not be entered into a shared data base, and shall not be provided to a related entity unless the tenant consents in writing, the information is required for use in eviction proceedings, or its use is otherwise required by law.

The Housing Authority Of Mt. Sterling may bifurcate the lease under, in order to evict, remove, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant:

The Housing Authority Of Mt. Sterling may evict a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the Housing Authority Of Mt. Sterling does not subject an individual who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate. A victim tenant who allows a perpetrator to violate a court order relating to the act or acts of violence is subject to eviction. A victim tenant who allows a perpetrator who has been barred from Housing Authority Of Mt. Sterling property to come onto Housing Authority Of Mt. Sterling property, including but not limited to the victim's apartment and any other area under their control, is subject to eviction.

The Housing Authority Of Mt. Sterling may terminate the tenancy of any tenant if the public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the Housing Authority Of Mt. Sterling if that tenant's tenancy is not terminated; and

None of these provisions shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, sexual assault, or stalking.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development.

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) Demolition and/or Disposition.

With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) Conversion of Public Housing.

With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* **(PHAs receiving CFP grants only)**
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* **(PHAs receiving CFP grants only)**
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* **(PHAs receiving CFP grants only)**
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* **(PHAs receiving CFP grants only)**
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

Annual Statement/Performance and Evaluation Report
Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Housing
Capital Fund Financing Program
0226

U.S. Department of Housing and Urban

Office of Public and Indian

OMB No. 2577-

Expires

4/30/2011

| | | | | | |
|---|--|---|----------------------------|---------------------------------------|---|
| Part I: Summary | | | | | |
| PHA Name: Housing Authority of Mt. Sterling | | Grant Type and Number Capital Fund Program Grant No: KY36P020-501-09 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant: 2009 FFY of Grant Approval: 2009 |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:001) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised² | Obligated | Expended |
| 1 | Total non-CFP Funds | \$134,000` | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$32,650 | | \$0 | \$0 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$2,000 | | \$0 | \$0 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$32,650 | | \$0 | \$0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$18,000 | | \$0 | \$0 |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$28,750 | | \$0 | \$0 |
| 12 | 1470 Non-dwelling Structures | \$176,474 | | \$0 | \$0 |
| 13 | 1475 Non-dwelling Equipment | \$36,000 | | \$0 | \$0 |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | | | | |

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Housing
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0226

U.S. Department of Housing and Urban

Office of Public and Indian

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Expires

4/30/2011

| Part I: Summary | | | | | |
|---|--|---|----------------------|--|----------|
| PHA Name: Housing Authority of Mt. Sterling | | Grant Type and Number Capital Fund Program Grant No: KY36P020-501-09 Replacement Housing Factor Grant No: Date of CFFP: | | FFY of Grant:2009 FFY of Grant Approval: 2009 | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 001) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant:: (sum of lines 2 - 19) | \$326,524 | | | |
| 21 | Amount of line 20 Related to LBP Activities | \$0 | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0 | | | |
| 23 | Amount of line 20 Related to Security - Soft Costs | \$0 | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | \$0 | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0 | | | |
| Signature of Executive Director Ron Clark 09/09/2009 | | Date | | Signature of Public Housing Director 09/09/2009 | |
| | | | | Date | |

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban

Office of Public and Indian

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| Part II: Supporting Pages | | | | | | | | |
|---|---|----------------------------|---|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: Housing Authority of Mt. Sterling | | | Grant Type and Number Capital Fund Program Grant No: KY36P020-501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No: | | | Federal FFY of Grant: 2009 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| HA Wide | CFP used for Operations | 1406 | 1 LS | \$32,650 | | \$0 | \$0 | pending |
| HA Wide | Project Administrative Costs | 1410 | 1 LS | \$2,000 | | \$0 | \$0 | pending |
| HA Wide | Fees and Costs | 1430 | 1 LS | \$32,650 | | \$0 | \$0 | pending |
| KY20-4 | New Office Constrction/Old Office renovation/remodeling for use as community center - non CFP funds | 1470 | 1 LS | \$134,000 | | \$0 | \$0 | pending |
| KY20-4 | Site preparation/site work | 1450 | 1 LS | \$18,000 | | \$0 | \$0 | pending |
| KY20-4 | Replacement ranges/refrigerators | 1465.1 | 1 LS | \$28,750 | | \$0 | \$0 | pending |
| KY20-4 | Equipment/furniture for new office/community center including security systems | 1475 | 1 LS | \$36,000 | | \$0 | \$0 | pending |
| KY20-4 | New Office Constrction/Old Office renovation/remodeling for use as community center - CFP funds | 1470 | 1 LS | \$176,474 | | \$0 | \$0 | pending |
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¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Housing
Capital Fund Financing Program
0226

U.S. Department of Housing and Urban

Office of Public and Indian

OMB No. 2577-

Expires

4/30/2011

| Part III: Implementation Schedule for Capital Fund Financing Program | | | | | |
|--|---|-------------------------------|---|-----------------------------------|---|
| PHA Name: Housing Authority of Mt. Sterling | | | | Federal FFY of Grant: 2009 | |
| Development Number Name/PHA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Reasons for Revised Target Dates ¹ |
| | Original Obligation End Date | Actual Obligation End Date | Original Expenditure End Date | Actual Expenditure End Date | |
| CFP used for Operations | 12/31/2009 | | 06/30/2010 | | |
| Project Administrative Costs | 12/31/2009 | | 06/30/2010 | | |
| Fees and Costs | 12/31/2009 | | 06/30/2010 | | |
| New Office Construction/Old Office renovation/remodeling for use as community center - non CFP funds | 12/31/2009 | | 06/30/2010 | | |
| Site preparation/site work | 12/31/2009 | | 06/30/2010 | | |
| Replacement ranges/refrigerators | 12/31/2009 | | 03/31/2010 | | |
| Equipment/furniture for new office/community center including security systems | 12/31/2009 | | 06/30/2010 | | |
| New Office Construction/Old Office renovation/remodeling for use as community center - CFP funds | 12/31/2009 | | 06/30/2010 | | |
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¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|--|---------|-------------------|------------------------------------|
| PHA Name: Housing Authority of Mt. Sterling | | Grant Type and Number Capital Fund Recovery Act Grant Capital Fund Program Grant No: KY36S020501-09 Replacement Housing Factor Grant No: | | | Federal FY of Grant: FY 2009 |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$40,812.00 | | \$0.00 | \$0.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$287,000.00 | | \$0.00 | \$0.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$40,812.00 | | \$0.00 | \$0.00 |
| 12 | 1470 Nondwelling Structures | \$39,497.00 | | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|--|---|----------------------|---|-------------------|---|
| PHA Name: Housing Authority of Mt. Sterling | | | Grant Type and Number Capital Fund Recovery Act Grant Capital Fund Program Grant No: KY36S020501-09 Replacement Housing Factor Grant No: | | Federal FY of Grant: FY 2009 |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$408,121.00 | | \$0.00 | \$0.00 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Cost | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$327,812.00 | | \$0.00 | \$0.00 |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|---|---|----------|----------------------|---------|--|----------------|----------------|
| PHA Name: Housing Authority of Mt. Sterling | | Grant Type and Number : Capital Fund Recovery Act Grant Capital Fund Program Grant No: KY36S020501-09 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: FY 2009 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA-Wide | Fees and Costs | 1430 | | \$40,812 | | \$0.00 | \$0.00 | Pending |
| KY20-4 | Conversion of old office into community room/activity and learning center | 1470 | | \$39,497 | | \$0.00 | \$0.00 | Pending |
| KY20-3 | HVAC Upgrade | 1460 | | \$327,812 | | \$0.00 | \$0.00 | Pending |

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

| | | | | | | | | |
|---|---|---|----------|----------------------|--|--------------------|-------------------|-------------------|
| PHA Name: Housing Authority of Mt. Sterling | | Grant Type and Number : Capital Fund Recovery Act Grant Capital Fund Program Grant No: KY36S020501-09 Replacement Housing Factor Grant No: | | | Federal FY of Grant: FY 2009 | | | |
| Development Number Name/HA- Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
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Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

| | | |
|---|--|--|
| PHA Name: Housing Authority of Mt. Sterling | Grant Type and Number: Capital Fund Recovery Act Grant Capital Fund Program No: KY36S020501-09 Replacement Housing Factor No: | Federal FY of Grant: FY 2009 |
|---|--|--|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|--|---|---------|--------|---|---------|--------|----------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| | | | | | | | |
| HA-Wide 1430 – Fees and Costs | 11/30/2009 | 1 | | 03/31/2010 | | | |
| KY20-4 1470 – Nondwelling Structures Office Conversion | 09/30/2009 | | | 03/31/2010 | | | |
| KY20-3 1460 – Dwelling Structures HVAC Upgrade | 12/31/2009 | | | 06/30/2010 | | | |
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| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|--|---|---|-------------------|-------------------|--|
| PHA Name: <div style="text-align: center; font-weight: bold; margin-top: 5px;">Mt. Sterling</div> | | Grant Type and Number Capital Fund Program Grant No: CFP KY020-501(08) Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2008 |
| <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report </div> <div style="text-align: right;"> <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) </div> </div> | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | \$ 32,242 | \$ 32,242 | 16,900 | 16,900 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | 2,000 | 2,000 | -0- | ?? |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 32,242 | 32,242 | 21,100 | 1,235 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 255,937 | -0- | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | -0- | 255,937 | ?? | ?? |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$ 322,421 | \$ 322,421 | \$ 38,000 | \$ 18,135 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

| PHA Name: Mt. Sterling | | Grant Type and Number Capital Fund Program Grant No: CFP KY020-501(08) Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2008 | | |
|---|--|--|----------|----------------------|---------|-------------------------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| KY20-1 | HVAC Upgrade (Add AC) | 1460 | 60 Units | 255,937 | -0- | -0- | -0- | |
| Estill Terrace | | | | | | | | |
| | | | | | | | | |
| KY20-3 | New Office Building | 1470 | 1 Bldg | -0- | 255,937 | -0- | -0- | |
| Whitledge Heights | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PHA-WIDE | Operations | 1406 | 10% | 32,242 | 32,242 | 16,900.00 | 16,900.00 | |
| | Administration | 1410 | L.S. | 2,000 | 2,000 | -0- | -0- | |
| | A/E Fees | 1430 | 5% | 16,121 | 16,121 | 16,121.00 | 1,235.00 | |
| | MC Fees | 1430 | 5% | 16,121 | 16,121 | 4,979 | | |
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| PHA Name: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">MT. STERLING</div> | | Grant Type and Number Capital Fund Program Grant No: KY36P020-501(07) Replacement Housing Factor Grant No: | | Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">2007</div> | |
|---|---|--|---------------|---|----------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | | |
| 2 | 1406 Operations | \$ 32,306 | \$ 32,306.00 | | |
| 3 | 1408 Management Improvements | 0 | | | |
| 4 | 1410 Administration | \$2,000 | 2,281.28 | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | \$32,306 | 31,234.64 | | |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 0 | | | |
| 10 | 1460 Dwelling Structures | \$256,451 | 160,680.81 | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 0 | 28,000.00 | | |
| 12 | 1470 Nondwelling Structures | 0 | 68,560.27 | | |
| 13 | 1475 Nondwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | | | |
| 18 | 1499 Development Activities | 0 | | | |
| 19 | 1501 Collateralization or Debt Service | 0 | | | |
| 20 | 1502 Contingency | 0 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$ 323,063 | \$ 323,063.00 | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$256,451 | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: <u>MT. STERLING</u> | | Grant Type and Number Capital Fund Program Grant No: : <u>KY36P020-501(07)</u> Replacement Housing Factor Grant No: | | | | Federal FY of Grant: <u>2007</u> | | |
|---|--|--|----------|----------------------|------------|--|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| KY20-1 | HVAC Upgrade – Add AC units | 1460 | 60 Units | 256,451 | 160,680.81 | 160,680.81 | 160,680.81 | |
| Estill Terrace | | | | | | | | |
| | | | | | | | | |
| KY20-3 | New Office Building | 1470 | 1 | -0- | 68,560.27 | 68,560.27 | -0- | |
| Whitledge Heights | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PHA-WIDE | Operations | 1406 | 10% | 32,306 | 32,306.00 | 32,306.00 | 32,306.00 | |
| | Administration | 1410 | Lump Sum | 2,000 | 2,281.28 | 2,281.28 | 2,281.28 | |
| | A/E Fees | 1430 | 5% | 16,153 | 16,153.00 | 16,153.00 | 16,153.00 | |
| | MC Fees | 1430 | 5% | 16,153 | 15,081.64 | 15,081.64 | 11,601.64 | |
| | Ranges & Refrigerators | 1465.1 | 35 each | -0- | 28,000.00 | 28,000.00 | -0- | |
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

| PHA Name: <u>MT. STERLING</u> | | Grant Type and Number Capital Fund Program No: <u>KY36P020-501(07)</u> Replacement Housing Factor No: | | | | Federal FY of Grant: <u>2007</u> | |
|--|---|--|--------|---|---------|---|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| | | | | | | | |
| KY20-1 | 09/12/2009 | | | 09/12/2011 | | | |
| | | | | | | | |
| PHA-Wide | 09/12/2009 | | | 09/12/2011 | | | |
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|---|-----------------------------|--|---|--|--|--|
| PART I: SUMMARY | | | | | | |
| PHA Name/Number Housing Authority of Mt. Sterling – KY020 | | | Locality (City/County & State) Mt. Sterling, KY | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | |
| A. | Development Number and Name | Work Statement for Year 1 FFY <u>2010</u> | Work Statement for Year 2 FFY <u>2011</u> | Work Statement for Year 3 FFY <u>2012</u> | Work Statement for Year 4 FFY <u>2013</u> | Work Statement for Year 5 FFY <u>2014</u> |

| | | | | | | |
|----------|--|------------------|-----------|-----------|-----------|-----------|
| B | Physical Improvements Subtotal | Annual Statement | \$259,220 | \$259,220 | \$259,220 | \$259,220 |
| C. | Management Improvements | | | | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | | | | |
| E | ADMINISTRATION | | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| F. | Other | | \$32,652 | \$32,652 | \$32,652 | \$32,652 |
| G. | Operations | | \$32,652 | \$32,652 | \$32,652 | \$32,652 |
| H. | Demolition | | | | | |
| I. | Development | | | | | |
| J. | Capital Fund Financing – Debt Service | | | | | |
| K. | Total CFP Funds | | \$326,524 | \$326,524 | \$326,524 | \$326,524 |
| L. | Total Non-CFP Funds | | | | | |
| M. | Grand Total | | \$326,524 | \$326,524 | \$326,524 | \$326,524 |

PART I: SUMMARY (CONTINUATION)

| PHA Name/Number | | | Locality (City/county & State) | | <input type="checkbox"/> Original 5-Year Plan | <input type="checkbox"/> Revision No: |
|-----------------|-----------------------------|--|---|---|---|---|
| A. | Development Number and Name | Work Statement for Year 1 FFY <u>2010</u> | Work Statement for Year 2 FFY <u>2011</u> | Work Statement for Year 3 FFY <u>2012</u> | Work Statement for Year 4 FFY <u>2013</u> | Work Statement for Year 5 FFY <u>2014</u> |
| | | Annual Statement | | | | |
| | HA-Wide | | Operations - \$32,652 | Operations - \$32,652 | Operations - \$32,652 | Operations - \$32,652 |
| | HA-Wide | | Administration - \$2,000 | Administration - \$2,000 | Administration - \$2,000 | Administration - \$2,000 |
| | HA-Wide | | Fees & Costs - \$32,652 | Fees & Costs - \$32,652 | Fees & Costs - \$32,652 | Fees & Costs - \$32,652 |
| | KY20-1 | | New tile flooring -\$150,000 | Exterior façade renovation & repair - \$150,000 | Major concrete repair and replacement/addition of resident storage bldgs./landscaping upgrade - \$259,220 | |
| | KY20-2 | | | Exterior façade renovation & repair - \$55,000 | | |
| | HA-Wide | | | New maintenance vehicles - \$54,220 | | New ranges/refrigerators - \$30,000 |
| | KY20-3 | | Concrete repair/replacement and exterior façade repairs - \$109,220 | | | |
| | KY20-4 | | | | | Exterior façade repairs and renovations - \$229,220 |
| | KY20-5 | | | | | |
| | KY20-8 | | | | | |
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Part II: Supporting Pages – Physical Needs Work Statement(s)

| Work Statement for Year 1 FFY <u>2010</u> | Work Statement for Year <u>2011</u> FFY <u>2011</u> | | | Work Statement for Year: <u>2012</u> FFY <u>2012</u> | | |
|---|---|---------------------------|----------------|---|-------------------|----------------|
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| SEE | 1406 - Operations | 1 LS | \$32,652 | 1406 - Operations | 1 LS | \$32,652 |
| ANNUAL | 1410- Administration | 1 LS | \$2,000 | 1410 - Administration | 1 LS | \$2,000 |
| Statement | 1430 – Fees And Costs | 1 LS | \$32,652 | 1430 – Fees and Costs | 1 LS | \$32,652 |
| | 1460 – New tile flooring | 60 dwelling units | \$150,000 | KY20-1: 1460 – Exterior façade repair/renovation | 60 dwelling units | \$150,000 |
| | KY020-11: 1450 – Concrete replacement and exterior façade repairs | KY20-3: 41 dwelling units | \$109,220 | KY20-2: 1460 – Exterior façade repair/renovation | 18 dwelling units | \$55,000 |
| | | | | HA-Wide: 1475 – new maintenance vehicles | 2 ea. | \$54,220 |
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| | Subtotal of Estimated Cost | | \$326,524 | Subtotal of Estimated Cost | | \$326,524 |

Part II: Supporting Pages – Physical Needs Work Statement(s)

| Work Statement for Year 1 FFY _____ | Work Statement for Year _____ 2013 FFY _____ 2013 | | | Work Statement for Year: _____ 2014 FFY _____ 2014 | | |
|-------------------------------------|---|-------------------|----------------|---|-----------------------------------|----------------|
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| | | | | | | |
| SEE | 1406 - Operations | 1 LS | \$32,652 | 1406 - Operations | 1 LS | \$32,652 |
| ANNUAL | 1410- Administration | 1 LS | \$2,000 | 1410- Administration | 1 LS | \$2,000 |
| Statement | 1430 – Fees And Costs | 1 LS | \$32,652 | 1430 – Fees And Costs | 1 LS | \$32,652 |
| | KY20-1: 1450 – major concrete repair/ replacement/addition or exterior storage bldgs./landscaping upgrade | 60 dwelling units | \$259,220 | HA-Wide: 1465 New ranges and refrigerators | 50 refrigerators 30 gas ranges | \$30,000 |
| | | | | KY20-4: 1460 – Exterior façade repair and renovations | 60 dwelling units | \$229,220 |
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| | Subtotal of Estimated Cost | | \$326,525 | Subtotal of Estimated Cost | | \$326,525 |

